



OVERVIEW OF SERVICES

THE RIGHT TEAM IS EVERYTHING

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ABOUT US

KOW Building Consultants provides building, construction, environmental, and sustainability consultation services to traditional banks and other financial institutions, federal agencies, state housing agencies, city housing agencies, as well as owners and developers.

The firm was founded in 1978 by Kenneth O. Wille, PE, providing construction loan monitoring and property condition assessment services for New York City projects. Under Kenneth F. Wille, P.E.'s leadership the company has grown to include technical plan reviewers, needs assessors, energy assessors, environmental assessors, and construction monitors from various backgrounds including engineering, architecture, building code inspectors, construction management, environmental science, and energy management.

ABOUT US

KOW Building Consultants is an approved consultant for Fannie Mae, Freddie Mac, many major banks and lenders of all sizes many of which we have supported for 25+ years.

KOW Building Consultants has been an approved provider of Integrated Physical Needs Assessments (IPNAs) since inception of the program. The program was developed and released by NYC Housing Development Corporation (HDC), New York City Department of Housing Preservation and Development (HPD), and the New York State Homes and Community Renewal (HCR). Since the program started over five years ago, KOW has completed 300+ IPNA reports covering 1,200+ buildings, 36,000+ apartment units, and 36,000,000+ SF.

Our in-depth understanding of the underlying construction and green building principles and the financial landscape of the industry allows us to provide value for our clients and the projects we oversee and report on. We make sure that everyone on our staff has a solid general construction and engineering background, energy expertise, as well as specialized knowledge in their area of expertise.

OFFICE LOCATIONS

Headquarters:

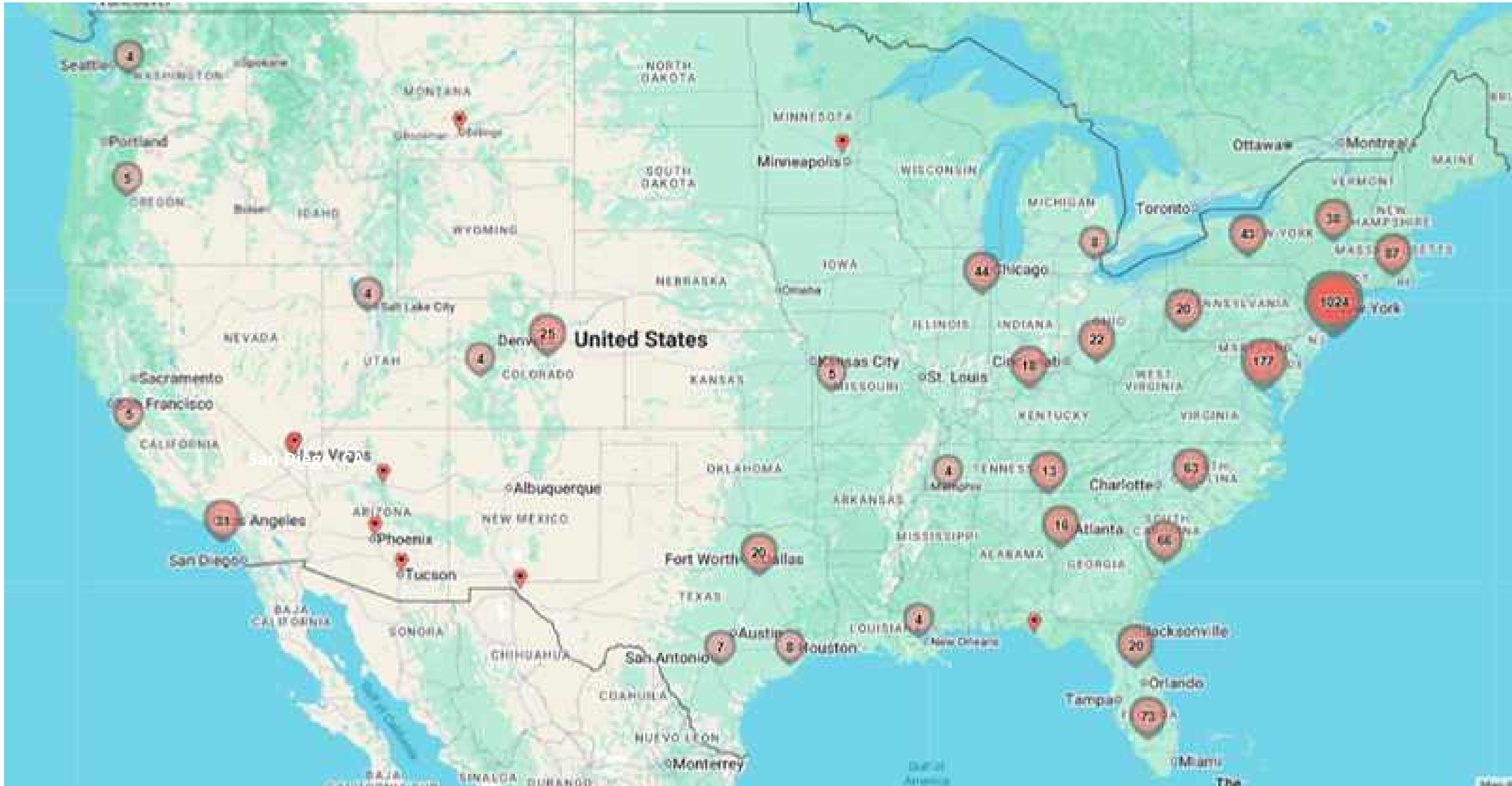
1034 W Jericho Turnpike Smithtown, NY 11787

New York City Office:

347 W 36th Street #301 New York, NY 10018

KOW has full-time inspectors in California, Colorado, Connecticut, Florida, Illinois, Maryland, Massachusetts, Missouri, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, and Washington D.C.

KOW Building Consultants: Project Locations (2024-2025)



A map of the United States with state boundaries and names labeled. Major cities are marked with red dots. A black line traces the border between the United States and Mexico. The text 'San Diego, CA' is placed over the state of California, near the border. The map shows the geographical context of San Diego relative to the rest of the country and the Mexican border.

CLIENT EXPERIENCE - LENDERS



CLIENT EXPERIENCE - DEVELOPERS/OWNERS



Our team has a wide variety of licenses and certifications

- Professional Engineer (P.E.)
- Registered Architect (R.A.)
- 3M and Hilti Firestopping Certification
- ACI Concrete Field Technician Grade 1
- ACM 24 Hour Certified
- ASTM PCR Training Certified
- ASTM Phase I and II Training Certified
- Building Performance Analyst (BPA)
- BPI Multifamily Building Analyst (MFBA)
- Building Code Inspector (NYS)
- Certified Building Engineer
- Certified Construction Consultant
- Certified Energy Manager (CEM)
- Certified Lead Based Paint Subcontractor
- Certified Building Commissioning Professional
- Commercial Mold Inspector
- Existing Building Commissioning Professional
- Fair Housing Specialist
- Green Building Engineers
- GPRO
- HERS Rater
- ICC Commercial Energy, Residential Mechanical, and Fireproofing Inspector
- Lead Based Paint Certified Subcontractor
- LEED AP, LEED GA
- MBA Multifamily Property Inspections Certificate of Completion
- NYC Health Homes Certified
- NICET Soils and Concrete Level 1
- Phius Verified (Passive House)
- QC Nuclear Density
- Residential Home Inspectors
- Supported and Suspended Scaffold Training

THE RIGHT TEAM IS EVERYTHING.

LET **KOW** HELP ON YOUR NEXT PROJECT.

- Plan and Cost Reviews
- Cost to Complete
- Construction Loan Monitoring
- HUD, Freddie Mac, Fannie Mae
- Sustainability Services
- Property Condition Reports
- Phase I Environmental Site Assessments
- Owner's Representation

AFFORDABLE HOUSING & LIHTC SPECIALISTS

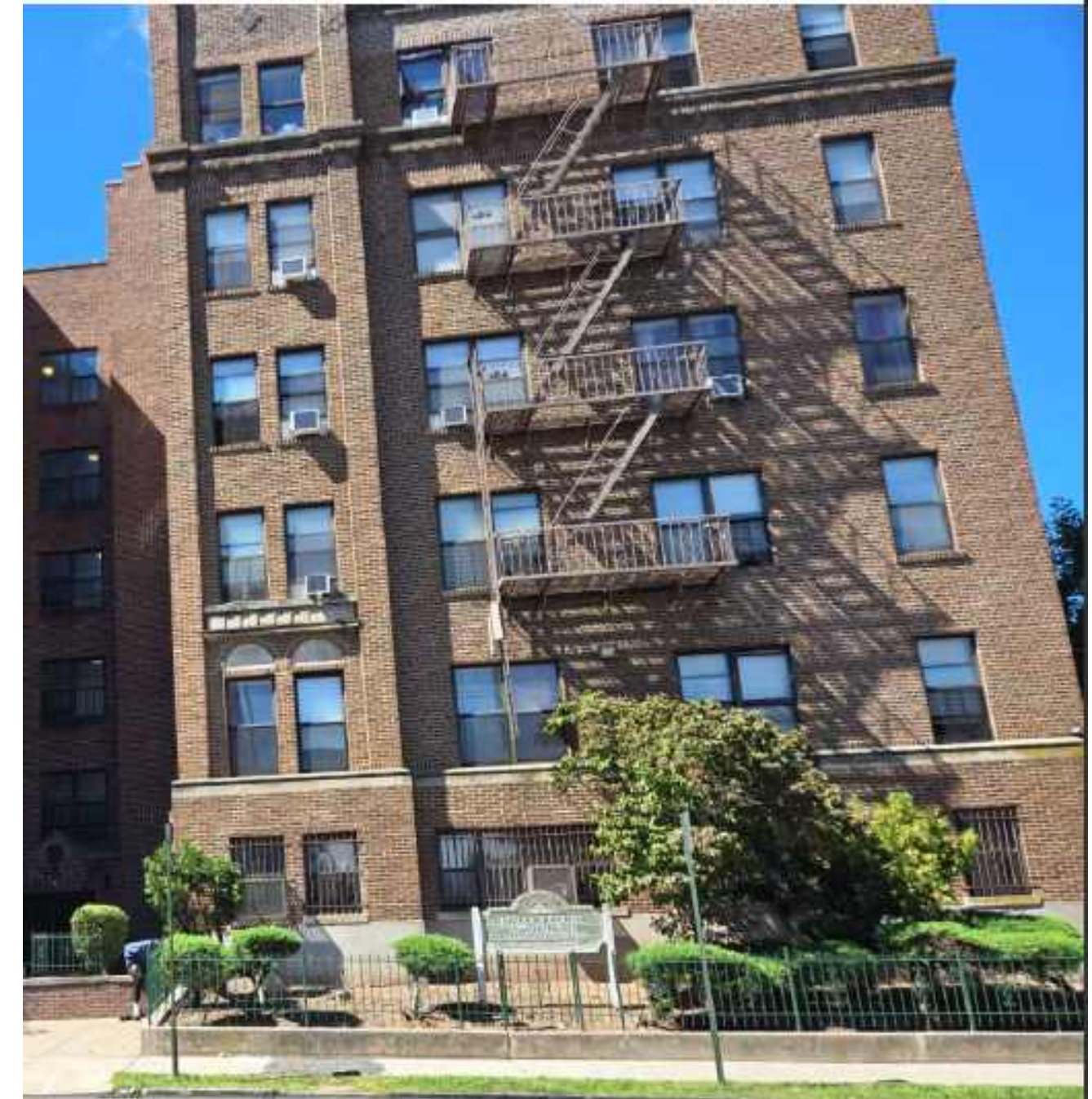
We are currently monitoring more than 400+ active construction projects with approximately 75% of them having an affordable housing component many of which are LIHTC (Low-Income Housing Tax Credit) projects.

We have extensive experience monitoring new construction, gut-rehabilitations, as well as tenant-in-place rehabilitation projects for single buildings and for clusters of buildings.



PROPERTY CONDITION REPORTS

Includes an assessment of all observable site and building components, thus helping to determine both the current condition of all components and categorize future capital improvement estimates into immediate, short-term, and long-term estimations. At your request, this report can be written in accordance with ASTM, HUD Mark to Market, Fannie Mae, Freddie Mac, or other specific guidelines.



PROPERTY CONDITION REPORTS

KOW conducts 300+ Property Condition Reports each year for banks, lenders, owners, and government agencies and/or townships. We have done assessments for numerous building types such as:

- Multi-family housing
- Retail shopping centers
- Various forms of commercial properties
- Industrial warehouse buildings
- Mixed use
- Cooperatively owned residential buildings
- Office buildings
- Schools
- Medical facilities
- Data Centers



PLAN AND COST REVIEWS

This report is prepared prior to the start of new construction or renovation. It includes a comprehensive review of all available plans, specifications, building department applications/permits, scopes of work, contracts, and most importantly, budget information. Our review is a thorough summary of all phases of construction. We present issues such as specification concerns, budget analysis and other potential problems or delays. Initial site visits and our technical reports are designed to help identify any issues that should be considered prior to closing.



SITE OBSERVATION REPORTS

Generally this report is prepared and updated each month and can be altered to fit your requirements. It includes a complete site and building observation, with a focus on a monthly requisition to the lender. All of our reports focus on our client's interest in the construction.



ENVIRONMENTAL DUE DILIGENCE SERVICES

Environmental Site Assessment process in which KOW will make a site observation and review all reasonably ascertainable information and records. Based on this information, a Phase 1 Environmental Site Assessment report will be prepared that will contain a Property Description, User Provided Information, Environmental Records Review, Site Reconnaissance observations and a Summary of Interviews Conducted as to meet CERCLA liability requirements and all appropriate inquiries.

- ASTM Phase I Environmental Site Assessments (ESAs)
- Environmental Transaction Screens
- Desktop/Peer Reviews
- HRD Reports
- HRDR Reports
- Peer Reviews
- Operations and Maintenance Plans

SUSTAINABILITY SERVICES

- Integrated Physical Needs Assessments (IPNAs)
- NYSERDA Incentive Programs
- Enterprise Green Communities (EGC)
- ENERGY STAR Multifamily
- Feasibility Studies and SOW Development
- NYCECC TR8 Inspections and Filing
- NYCECC Building Systems Commissioning
- LL84 and Utility Benchmarking
- LL87 and ASHRAE II Energy Audits
- LL92/94 and Solar Consulting
- LL97 and Electrification Consulting



INTEGRATED PHYSICAL NEEDS ASSESSMENTS (IPNAs)

KOW Building Consultants is approved by both New York City's Housing Preservation Department (HPD) and Housing Development Corporation (HDC) to provide Integrated Physical Needs Assessments (IPNAs) for affordable housing properties participating in the Green Preservation Program.

The IPNA report includes the description and evaluation of existing conditions; identification of critical, short term, and long term physical needs including energy efficiency and water conservation measures; evaluation of energy and water consumption and building systems; a recommended scope of work and preliminary cost estimates, including recommendations for EEWC measures; and a replacement cost schedule. Reports also include recommendations for building maintenance practices and measures that promote healthy living conditions, such as the use of sustainable materials and integrated pest management practices.

INTEGRATED PHYSICAL NEEDS ASSESSMENTS (IPNAs)

Since inception of the GPNA/IPNA program KOW has completed 300+ reports covering:

- 1,200+ buildings
- 36,000+ apartment units
- 36,000,000+ SF



Fannie Mae Green Measurement & Verification Inspections

KOW has completed more than 300 Fannie Mae Green Measurement & Verification Inspections.



KOW EDUCATIONAL LUNCH AND LEARNS

KOW Building Consultants is pleased to offer the following one-hour Lunch and Learn seminars. Each seminar can be tailored to meet your firm's unique needs and can be hosted in person or by video conferencing.

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|--|--|--|--|---|
| <p>01 Understanding the Construction Loan Process 1 - Plan and Cost Review</p> <p>We review in detail key contract documents including plans, specifications, scope of work, schedule, contract conditions, and most importantly, budget.</p> | <p>02 Understanding the Construction Loan Process 2 - Requisition Process</p> <p>We review KOW's construction inspection method and discuss each component of a payment requisition including change orders, retainage, non-work in place, required appendices, and more.</p> | <p>03 Problem Construction Projects - How to Identify Early Warning Signs</p> <p>We focus on how to identify various early warning signs, determine why they have occurred, and offer potential solutions for them.</p> | <p>04 Green Construction - What's the Big Idea?</p> <p>We provide an overview of the green design and construction industry including discussions on LEED, Enterprise Green Communities, and Passive House.</p> | <p>05 New York City Climate Mobilization Act</p> <p>New York City Climate Mobilization Act
A discussion and case study about the NYC Climate Mobilization Act which has 2024 and 2030 benchmarks and penalties for buildings over 25,000 SF energy usage</p> |
| <p>06 Commercial Ground Up Construction - Materials and Methods</p> <p>We guide a virtual tour of a commercial construction site from vacant lot to substantial completion via photos of actual projects. We examine the myriad components that make up a building and discuss how they interact with each other during the construction phase.</p> | <p>07 Residential Renovation Projects - From Concept to Completion</p> <p>We examine how KOW observes pre-World War II buildings in need of a renovation. Potential structural, environmental, layout, code, safety, cost and code issues are covered.</p> | <p>08 Construction Contract Types and Characteristics</p> <p>We cover the pros and cons of various construction contract types.</p> | <p>09 New York City Department on Buildings and the Life of a Project</p> <p>We provide an overview of the green design and construction industry including discussions on LEED, Enterprise Green Communities, and Passive House.</p> | <p>10 New York City Housing Preservation and Development fHPDI Violations</p> <p>We discuss what an HPD violation is, the different types, costs, legal impacts and the process for clearing violations.</p> |

SAMPLE PROJECTS

FREMONT, CA



SAN DIEGO, CA



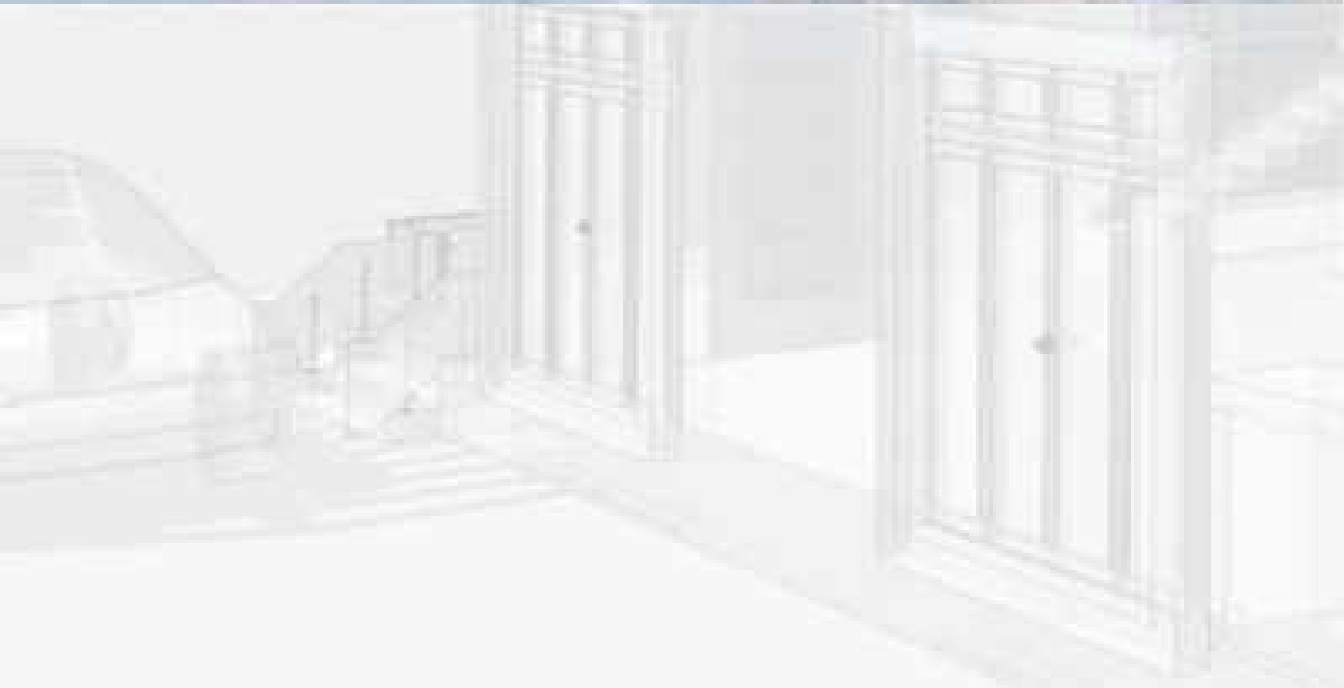
LOS ANGELES, CA



BOULDER, CO



DENVER, CO



COLORADO SPRINGS, CO



NEW HAVEN, CT



WILMINGTON, DE



WILMINGTON, DE



MIAMI, FL



TAMPA, FL



SOUTH SEAS HOTEL, FL



BALTIMORE, MD



BALTIMORE, MD



BOSTON, MA



Castle Square Apartments - BOSTON, MA (Green Retrofit)



Jack Satter House - BOSTON, MA



WEEHAWKEN, NJ



WASHINGTON TOWNSHIP, NJ



NEW YORK CITY



NEW YORK CITY



BROOKLYN, NY



NEW YORK CITY



BOUTIQUE HOTEL, NYC



MINEOLA, NY



BUFFALO, NY



COLLEGE LABORATORY, NC



NASHVILLE, TN



STATE COLLEGE, PA



PHILADELPHIA, PA



PHILADELPHIA, PA



IRMO, SC



HOUSTON, TX



HOUSTON, TX



HOUSTON, TX



SAN ANTONIO, TX



HOUSTON, TX



ASHBURN, VA



ALEXANDRIA, VA



HOTEL, WASHINGTON D.C.



THANK YOU

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